



Lower Darby Creek Area Superfund Site

Reuse Assessment

March 2011

Reuse Assessment for the Lower Darby Creek Area Superfund Site

March 2011

Executive Summary

Introduction

At the request of EPA Region 3, E² Inc. was sponsored by the Superfund Redevelopment Initiative to conduct an initial reuse assessment for the Lower Darby Creek Area Superfund Site (LDCA site) located in Delaware County and Philadelphia County, Pennsylvania. The purpose of the reuse assessment was to clarify reuse goals, identify reasonably anticipated future uses, and convene a core group of stakeholders to provide input regarding potential future use of the LDCA site. This compilation report documents the reuse assessment process, key findings and recommendations for additional reuse planning.

Background

The LDCA site, placed on the NPL in 2001, contains two landfills that were listed as a single Superfund site because of their joint impact on the Lower Darby Creek watershed. The Clearview Landfill (OU1), bordering Darby Creek and Cobbs Creek, is located adjacent to the Eastwick neighborhood and the Eastwick City Park. The City of Philadelphia owns the community park and a defunct corporation owns the landfill property. The Folcroft Landfill (OU2) is located within the John Heinz National Wildlife Refuge at Tinicum (NWR) and is owned by the US Fish and Wildlife Service (FWS). The LDCA site is currently in the Remedial Investigation/Feasibility phase and a future decision about the remedy is a next phase.

Project Scope

In May 2010, Region 3 Reuse Coordinator Kristine Matzko convened a meeting with Josh Barber (RPM), Carrie Dietzel (CIC) and E² Inc. to initiate the reuse planning process. EPA representatives provided project background and discussed goals for the reuse planning process. Based on this discussion, E² Inc. developed a work plan to guide the reuse assessment tasks and timeline. The reuse assessment consisted of the following activities, which are each described in more detail in the sections that follow:

- Site and community tour
- Stakeholder interviews and document review to inform a set of reuse goals
- Land use analysis to inform anticipated future use
- Development of a draft reuse assessment in presentation form
- Community working session to review the draft reuse assessment
- Development of a draft and final summary document

Please refer to the following attachment for additional information:

[Attachment A: Reuse Assessment Work Plan](#)

Information Gathering

On July 7 and 8, 2010, EPA Region 3, with support from E² Inc., hosted a site tour and series of stakeholder meetings. The purpose of the stakeholder meetings was to gather preliminary reuse goals and future use considerations for the LDCA site. In addition, the meetings served to begin building and renewing relationships with local government and organizational representatives that have a vested interest in the remedial process and the future use of the site. Although this initial phase of the assessment focused on reaching out to representatives of local government, agencies and organizations, future outreach is anticipated to include broader community representatives.

In preparation for the initial reuse assessment meetings, E² Inc. contacted over fifty local representatives to identify a final set of approximately 25 stakeholder contacts that could be potential candidates for participating in an ongoing LDCA advisory group. The purpose of these calls was to identify future use goals, related planning initiatives and other reuse considerations for the LDCA Site. A memorandum summarizing the findings of the preliminary information gathering, including an addendum summarizing several additional stakeholder interviews, is located in the Compendium for reference.

Attachment B: Preliminary Information Gathering Summary Memo

Land Use Analysis

Based on the goals outlined in the stakeholder interviews, E² Inc. conducted a land use analysis to assist in determining reasonably anticipated future land uses for the LDCA site. In addition to reviewing regional planning documents, a series of maps were developed to clearly define the site in relation to surrounding jurisdictions, adjacent land use and the natural assets that make up the Lower Darby Creek corridor. The jurisdictional map outlines jurisdictions that are adjacent to or encompass the site which include Philadelphia County, Delaware County, City of Philadelphia, Tinicum Township, Darby Township, and Boroughs of Folcroft, Sharon Hill, and Colwyn and the John Heinz National Wildlife Refuge. The land use map identifies adjacent land uses which primarily include open space and residential, but with some industrial, commercial and institutional land uses in select locations. The blue and green infrastructure maps clearly situate the site within the Darby Creek Corridor and outline associated wetlands, floodplains, contributing surface water flows and a series of current and planned regional trail networks. These land use maps are included in the Compendium for reference.

Attachment C: Land Use Analysis Maps

Community Reuse Meeting

On November 3, 2010, EPA Region 3, along with support from E² Inc., hosted a future land use working session at the John Heinz National Wildlife Refuge Environmental Education Center. The purpose of the working session was to present the draft reuse assessment findings, confirm reuse goals and potential future uses, and confirm support for formalizing a LDCA advisory committee. The working session included 25 participants with representation from EPA Region 3, Pennsylvania Department of

Environmental Protection, City of Philadelphia, the Southwest Community Development Corporation, Golder Associates, Inc. (the Folcroft Potentially Responsible Party (PRP) consultant), Darby Creek Valley Association, Delaware County, DELCORA, Clean Air Council, Darby Township, Tinicum Township, Borough of Folcroft, and the US FWS. Participants confirmed the draft reuse goals and potential future uses for the site. In addition, participants agreed to the proposal to form a LDCA Advisory Group to inform the remedial process and coordinate future use plans related to the site. The packet developed for the working session participants is included in the Compendium for reference.

[Attachment D: Community Working Session Packet](#)

Conclusions

In summary, the LDCA Reuse Assessment confirmed reuse goals and a set of potential future uses for the site as outlined below:

Reuse Goals

- Ensure safe and appropriate access to the remediated Site
- Promote watershed health and restoration
- Increase open space and recreational access
- Improve drainage and storm water management
- Promote local economic development
- Ensure compatibility with surrounding neighborhoods
- Provide opportunities for environmental education
- Transform the Site into both a local amenity and a regional asset

These reuse goals may be achieved in different manners for each of the landfills that make up the LDCA site. There are unique aspects for both landfills that will be taken into consideration moving forward in the reuse assessment process. These goals can be revised in the future, if necessary, to better accommodate and characterize reuse potential for the LDCA site.

Potential Future Uses

Participants confirmed the draft set of potential future uses and offered additional considerations summarized in the next section. In addition, several participants expressed interest in the potential of integrating green remediation features into the future use of the Site. The set of potential future uses discussed for the LDCA Site includes:

- Recreation and Habitat including trails and greenways, wildlife viewing, boating access to creeks, habitat restoration, and environmental and cultural heritage education; and
- Commercial/Industrial Development including jobs for local residents and an increased tax base in specific areas of the Clearview landfill property.

Additional Considerations

Participants discussed a number of additional considerations that are noted below for reference:

- Despite the unique ownership status of each landfill and the range of jurisdictional and organizational interests, a number of participants stressed the need to look at the future use of the LDCA site and surrounding area comprehensively with coordinated discussion among interested stakeholders.
- Several participants stressed the need to evaluate appropriate and realistic future uses given the existing conditions and context of the LDCA site.
- A number of participants agreed that further discussion and evaluation would be useful to explore whether a mix of uses, including economic development opportunities, could be accommodated at the Clearview Landfill.
- Several participants expressed interest in evaluating whether the remedial approach at Clearview Landfill could accommodate a trail and riparian zone along Darby Creek.
- Several participants re-iterated the importance of protecting the tidal wetland system and addressing flooding concerns near the Clearview Landfill.
- EPA as well as a number of participants underscored the importance of including the Eastwick residents and surrounding communities from both Philadelphia and Delaware Counties in the reuse and remedial discussions throughout the process.

Advisory Group Formation

An additional outcome of the process included identifying core stakeholder contacts and securing support from these stakeholders to form a LDCA advisory group. Participants agreed that forming an advisory group of adjacent jurisdictions, interested organizations and community representatives would be beneficial in providing a forum for updates, discussion and coordination at key milestones regarding the potential reuse and the remedial process at the LDCA site.

Recommendations

This reuse assessment provides a foundation for developing a more detailed Reuse Framework to facilitate future use planning and inform the remedial process for the LDCA site. While the reuse assessment evaluated the site within a regional context, a reuse framework would specifically examine the two landfills to outline potential reuse constraints and opportunities. The outcome of this process would likely be a reuse zone map for each site, as well as a set of more specific reuse and remedial considerations that may be used to inform the remedy selection and design process. In addition, the reuse framework process would build on the outreach conducted to date by convening the newly formed LDCA Advisory Group and gathering input from the broader community.

[Attachment E: Working Session Summary Memo and Recommendations](#)

Compendium

- A. Reuse Assessment Work Plan
- B. Preliminary Information Gathering Summary Memo
 - July 8 Preliminary Reuse Discussion Agenda
 - July 7-8 LDCA Site Visit and Stakeholder Engagement Interviews
 - Lower Darby Creek Area Superfund Site: Additional Stakeholder Interviews
- C. Land Use Analysis Maps
 - Jurisdictions
 - Land Use
 - Blue Infrastructure
 - Green Infrastructure
- D. Community Working Session Packet
 - Future Land Use Working Session Agenda
 - Draft LDCA Advisory Group Proposal
 - Draft Reuse Assessment Presentation
 - Land Use Maps (see Attachment C)
 - SRI Reuse Planning Handout
 - Superfund Remedial Response Process and Future Land Use Considerations Handout
 - Recreational Reuse at Superfund Sites Handout
 - Return to Use Factsheet: Fulbright Landfill
- E. Working Session Summary Memo and Recommendations

Attachment A. Reuse Assessment Work Plan

Lower Darby Creek Area Superfund Site – Work Plan

August 3, 2010

Project Overview

EPA Region 3 has requested E² Inc. to conduct a reuse assessment for the Lower Darby Creek Area Superfund Site in Pennsylvania. The purpose of the reuse assessment will be to clarify reuse goals, understand the site's constraints and opportunities, identify reasonably anticipated future uses at the site, and outline reuse considerations to inform site planning. The outcome of this project will be to provide EPA and site stakeholders with a reuse assessment document that outlines future use goals and considerations based on site characteristics and the site's community context.

Because the site is made up of two landfills that are connected by the Lower Darby Creek, the reuse assessment will also focus on this hydrological connection as part of the reuse assessment and future use suitability assessment. Stakeholder input will be a key component in clarifying reuse goals and considerations for the future use of the two landfills (more information on stakeholder engagement approach will be provided as part of Task 1).

Reuse planning support activities will include following services:

- Site and community tour
- Research and information gathering via document review and interviews
- Identification of reuse goals
- Development of a draft reuse assessment in presentation form
- Facilitated review and discussion of draft reuse assessment
- Develop draft and final summary document

The following table describes the tasks to be performed by E² Inc. and their associated timeframes. A phase two option has also been identified that could include community outreach and identifying long-term stewardship opportunities for the site. This phase could also include a framework to facilitate the reuse of the site (such as tools and resources for identifying funding and partnership opportunities or capacity building for community and local government representatives).

Tasks and Timeframes

Tasks	Timeframe
Phase I: Reuse Assessment	May – November 2010
1. Gather Information and Conduct Research <ul style="list-style-type: none">• Gather information about community• Develop draft base maps including a watershed context map, surrounding land uses, and other maps as appropriate to document indicators of future land use• Interview existing and potential site owners• Background research in preparation for site visit• <i>Work plan and stakeholder engagement approach</i>	May – July <i>draft early June, finalized after site visit</i>

Phase II: Reuse Planning Framework (optional, pending funding)	October 2010 – March 2011
<p>Potential Phase II reuse planning activities could include developing a more detailed reuse framework to inform remedy selection and design, conducting additional community outreach and identifying funding and partnership opportunities to facilitate reuse.</p> <p>Community outreach could include a broader community meeting and/or reconvening the land use committee to solicit feedback on future use goals and reuse assessment developed under Phase I.</p> <p>A detailed work plan will be developed to outline tasks for Phase II when funding is confirmed.</p>	

Attachment B. Preliminary Information Gathering Summary Memo

AGENDA

Lower Darby Creek Area Superfund Site Preliminary Reuse Discussion

Thursday, July 8, 2010

John Heinz Wildlife Refuge, Classroom 1 | 8601 Lindbergh Blvd., Philadelphia PA 19153

Purpose: Gather preliminary information regarding future use goals and considerations for the Lower Darby Creek Area site.

9:00 am Reuse Meeting

11:00 am Reuse Meeting

- Project status update (Josh)
- Introduction to Superfund Redevelopment Initiative (Kris)
- Discussion of reuse goals and considerations (E² Inc.)
- Recap and next steps (Kris/ E² Inc.)

Participants:

Josh Barber, EPA Region 3 Remedial Project Manager
Carrie Deitzel, EPA Region 3 Community Involvement Coordinator
Kristine Matzko, EPA Region 3 Reuse Coordinator
Christina Gaymon, E² Inc.
Alisa Hefner, E² Inc.
Sarah Malpass, E² Inc.
Miranda Maupin, E² Inc.

9:00 am

Steve Beckley, Delaware County Open Space Planner
Raymond Delaney, City of Philadelphia
Karen Holm, Delaware County Environmental Engineering Planner
Ed Magargee, Delaware County Soil and Water Conservation District
Christine Volkay-Hilditch, DELCORA

11:00 am

Nick Rogers, Clean Air Council
Kate Zaidan, Clean Air Council
David Schreiber, Tinicum Township



MEMORANDUM

Date: November 1, 2010

To: Josh Barber, Remedial Project Manager (RPM), EPA Region 3
Carrie Dietzel, Community Involvement Coordinator (CIC), EPA Region 3
Kristine Matzko, Reuse Coordinator, EPA Region 3

From: Miranda Maupin, E² Inc.
Alisa Hefner, E² Inc.
Sarah Malpass, E² Inc.

Re: Lower Darby Creek Area Superfund Site Visit, July 7-8, and Stakeholder Engagement Interviews

Introduction

With funding from the EPA Superfund Redevelopment Initiative, EPA Region 3 requested assistance from E² Inc. to conduct a reuse assessment for the Lower Darby Creek Area Superfund Site (Site) which is located within both Delaware County, PA and Philadelphia County, PA. As part of the reuse assessment, E² Inc. conducted a site visit on July 7-8, 2010 to meet with stakeholders and tour the site and surrounding neighborhood. This memo summarizes preliminary findings and next steps based on the site visit and information gathered to date.

On Wednesday, July 7, RPM Josh Barber and E² Inc. met with representatives from the John Heinz National Wildlife Refuge at Tinicum (NWR) and the Pennsylvania Department of Environmental Protection (PADEP) for a site tour. On Thursday, July 8, EPA and E² Inc. met with representatives of local stakeholders at 9 am and 11 am at NWR to share the scope of the Reuse Assessment and gather reuse goals and considerations. Participants are listed on page 8.

Summary of Preliminary Site Considerations

Based on information gathered during the site visit and additional research of site documents, E² Inc. has compiled the following site considerations.

History of the Site

- The Site includes the Clearview and Folcroft Landfills. The Site was placed on the National Priorities List (NPL) in 2001; the two landfills were listed as a single site because of their joint impact on the watershed. EPA is the lead agency at the Clearview Landfill, and a group of potentially responsible parties (PRP group) is providing the lead at Folcroft Landfill with EPA oversight and in coordination with FWS.

- The Clearview Landfill is located along the eastern bank of Darby and Cobbs Creeks, at 83rd Street and Buist Avenue. From the 1950s to the 1970s, Clearview was privately owned and operated without a permit by the Clearview Landfill Development Corporation. At the time it was closed in 1973, Clearview covered approximately 65 acres. Despite official closure, waste disposal operations continued for a number of years. Illegal dumping is still a concern.
- The present-day Clearview Landfill boundaries are located entirely within Darby Township in Delaware County, although the former landfill footprint extends east into the City of Philadelphia. The area of the Site located in Philadelphia is currently used as the Eastwick City Park and may also include some residential properties due to development around the eastern and southern edges of the landfill. A number of operations still continue today on the landfill property in Darby Township including waste transfer, truck/equipment storage, a snow plowing business, auto repair and salvage, and drum recycling.
- The Folcroft Landfill is located two miles downstream from Clearview on the west side of Darby Creek within the John Heinz National Wildlife Refuge at Tinicum (NWR). From the 1950s to the 1970s, Folcroft was permitted to accept municipal, demolition and hospital wastes. The landfill was closed and subsequently regraded in 1973 due to permit violations and improper management.
- Folcroft became part of the NWR in 1980 as the refuge expanded. A 1983 fire at Folcroft resulted in the discovery of a number of drums on the site which were sampled and removed by EPA. Today, the landfill supports a plant cover of primarily invasive non-native species. No public access is permitted; however, park staff conduct wildlife surveys in the area and unauthorized uses such as ATV riding do occur.

Summary of Operable Units and Remedial Status

The Site was divided into two Operable Units (OUs) in order to facilitate a phased cleanup. The Clearview Landfill has been designated OU-1 and the Folcroft Landfill has been designated OU-2.

At OU-1, EPA expects to have a final Remedial Investigation (RI) by the end of 2010 and a final Feasibility Study (FS) by mid-2011 with the goal of releasing a Record of Decision (ROD) in 2012. OU-1 includes three sub-areas: the Clearview Landfill (based on present-day boundaries), the Eastwick City Park and the Eastwick residential community.

The remedial timetable at OU-2 is about 6-12 months behind Clearview. The PRP group recently submitted a draft RI for review by EPA.

Land Use Considerations

- Ownership – Site ownership is diverse:
 - *Clearview Landfill:* Ownership of the present-day Clearview Landfill is currently uncertain. The Clearview Land Development Corporation is defunct, and the

property was seized by Delaware County through tax foreclosure and sold at a Sheriff's Sale. The sale is currently being contested in the Delaware County court. The future use plans of the current and/or potential owner are unknown at this time.

- *Eastwick City Park* is owned by the City of Philadelphia.
- Property in the *Eastwick residential community* is owned by private landowners and a real estate company that rents many of the homes.
- *Folcroft Landfill*: The landfill is part of the John Heinz National Wildlife Refuge, owned and operated by the US Fish and Wildlife Service. The NWR was established in 1972 by an act of Congress for the protection of the last 200 acres of tidal freshwater marsh in Pennsylvania. The FWS later acquired Folcroft Landfill in 1980 also by an act of Congress. Land use within the Refuge is mandated for habitat preservation as well as education and compatible recreational uses.

- Jurisdictional Status – Parts of the Site are located within multiple jurisdictions as outlined in the table below:

OU	Sub-Area	County	City/Township/Borough
1	Clearview Landfill	Delaware	Darby Township
1	Eastwick City Park	Philadelphia	City of Philadelphia
1	Eastwick residential area	Philadelphia	City of Philadelphia
2	Folcroft Landfill	Delaware	Borough of Folcroft

- Land Use and Zoning – Land use and zoning designations may be complex due to the Site's location within multiple localities. Meeting participants noted that the diversity of surrounding municipalities makes cohesive development difficult in the region. Additional research will be needed to determine exact zoning designations for each part of the site.
- Environmental Justice – The Eastwick neighborhood of Philadelphia faces a number of environmental challenges, including proximity to the Clearview Landfill and flooding issues related to Darby and Cobb Creeks. Historically referred to as "The Meadows", wetlands in the neighborhood were dredged in the 1920s to create space for the Philadelphia airport and other industrial, commercial and residential uses.

Urban renewal beginning in the late 1950s demolished much of the original housing and expanded the neighborhood, despite opposition from community residents. In the 1970s, housing was built near the Clearview Landfill property and adjacent to the Eastwick City Park through a joint effort by the City of Philadelphia, the US Department of Housing and Urban Development (HUD) and the Philadelphia Redevelopment Authority. Based on aerial photography from the period, some of the housing may have been developed within the historical footprint where landfill activities took place.

Widespread flooding of the Eastwick neighborhood during Hurricane Floyd (September 1999) resulted in significant impacts to the community. The neighborhood sued the City for failure to maintain storm water infrastructure; however, the City was cleared of charges.

Because of these multiple disruptions and impacts to the community, the relationship between the neighborhood and government entities has remained contentious at times.

- Watershed – Both OUs are located in the southern portion of the Darby Creek watershed. Darby Creek flows into the Delaware River at Tinicum, just south of the NWR. This refuge is the largest remaining freshwater tidal wetland in Pennsylvania.
- Flooding – Historically, this area was characterized by tidal wetlands which were filled in as development expanded outwards from Philadelphia. Of particular note, the Clearview Landfill now rises 80-90' above the surrounding landscape. Flooding from Darby and Cobb Creeks remains a concern, particularly in the Eastwick neighborhood.
- Recreational Access – The Site already experiences unauthorized recreational use by ATV riders, hikers, fishers and others. Because the Site is part of one of the only remaining “natural” areas in the region, it will likely continue to experience recreational use. Enabling safe and authorize recreational access to the Site may remain a long-term reuse consideration.
- Greenways and Parks – Efforts to develop a regional system of greenways and parks have resulted in creation of multiple greenway and park plans by localities as well as interest groups. Additional research will be needed to codify and map these planned and proposed recreational spaces in relationship to the Site.

Stakeholder Considerations

The following stakeholder considerations were gathered during the site visit and a series of follow up calls. They are reflective of the interest of each group in the Site and surrounding area.

Folcroft Site Owner and PRP Group

- US Fish and Wildlife Service (FWS) – A 1970s planning process designated the Folcroft Landfill for habitat management and included some plans for recreational access. The FWS is currently working on an update to its 15 Year Comprehensive Plan, which will be completed by 2012. Although sections related to Folcroft have not yet been completed, the staff has a preference for native habitat restoration as a future use of the site. Ideally, they would also like to be able to establish walking trails, a viewing area of the Tinicum Marsh and bird watching areas. Site features could include: native meadow/shrub habitat (to avoid deep rooted trees) with a perimeter public hiking trail, a connection bridge across Darby Creek to the rest of the Refuge trails, and observation tower and/or deck(s) overlooking Tinicum Marsh and interpretive signs/kiosks. Folcroft also has potential as a possible future archery hunt area for deer management.

At Clearview, FWS would like to see open space and restoration of native habitat in order to extend restoration of the riparian corridor north of the NWR. FWS property extends north to the boundary of the present day Clearview Landfill; however, FWS expresses no interest at present in acquiring the Clearview property.

- Folcroft Landfill and Annex PRP Group – The future land use must be consistent with the Congressional designation of the former Folcroft Landfill and Annex as part of a Wildlife Refuge. Therefore, the PRP group recognizes that future land use at Folcroft will be determined by the habitat management mandate of FWS and understands FWS future use goals to include enhancing the upland habitat and to allow public access for wildlife observation via walking trails. The remedial alternative selected for the site will need to address remedial objectives within the framework of mandated land use requirements. It is the view of the PRP group that alternatives which minimize damage to existing wildlife habitat (especially mature trees that are essential to support a diverse bird population) are preferable.

Delaware County

- Delaware County – Delaware County's interests in reuse of the Clearview and Folcroft Landfills are primarily focused on greenway planning and flood mitigation. The County is currently developing a Darby Creek Greenway Plan. Their hope is that cleanup and reuse planning will support the development of recreational green and blueways extending north from NWR, including usable open space at Clearview, a green buffer along Darby and Cobb Creeks and trails that would extend along Darby Creek up through county municipalities. The Darby Creek Greenway Plan will have a strong emphasis on trails, handicap compatibility and educational signage. The greenway plan will be segmented into smaller design areas for more effective implementation; design work on the area near the Site has not yet begun. The County noted that conflicting planning objectives at the municipality level may hinder continuity of a regional trail.

The County recognizes that there are flooding issues related to the Site and the creeks. The County's primary stormwater planning authority derives from Act 167, which required them to write a stormwater management plan containing a model stormwater ordinance that was adopted by the municipalities. Municipalities require developers to infiltrate the first 1" of rainwater. The County noted that a wetland restoration program could help to mitigate flooding and improve health of the Darby Creek watershed.

- Delaware County Regional Water Control Authority (DELCORA) – DELCORA is responsible for wastewater management in Delaware County. Currently, there is a 2-mile long, 48" force main running along the northern boundary of the Folcroft Annex. While repairing a broken force main, DELCORA identified and removed remnants of crushed drums in coordination with EPA, US FWS and PA DEP. Appropriate health and safety precautions for DELCORA workers were required while repairing the force main due to the presence of the drums and other visible landfill materials.

DELCORA is concerned about constraints on operation and the potential for relocation of the force main due to cleanup at the site. They were also concerned about health and safety issues for their maintenance crews and contractors.

- Delaware County Conservation District – The Conservation District is responsible for the protection of natural resources in Delaware County, including ensuring appropriate stormwater controls and watershed protection measures. The Conservation District does not normally play a role in land use decisions unless assistance is requested by the local

municipality; as such has offered no specific input into the future use at the Site, beyond noting their delegated authority to regulate E&S/NPDES permitting.

Townships and Boroughs in Delaware County

- Darby Township – Darby Township is located predominantly on the west side of Darby Creek; however township boundaries also extend east of the creek to include the present-day Clearview Landfill. The township believes that it has sufficient park space and would be interested in increasing its tax base through commercial or industrial development. The township believes that in order to facilitate any significant development at the Clearview Landfill, a developer would need to build an access road on the easement currently existing through City of Philadelphia property adjacent to the landfill. Specific future land use recommendations would have to come through the Board of Commissioners.
- Tinicum Township – Tinicum Township is located on the east side of Darby Creek, across from the NWR. The Township is interested in the development of open space and recreational access on the Site as well as connections to regional trail planning initiatives. The Township is also concerned that flooding problems could extend through Eastwick into the Township.

Local Organizations

- Clean Air Council (CAC) – The CAC promotes alternate infrastructure for non-motorized transit. The CAC is involved with regional trail planning related to the East Coast Greenway and currently has two trail studies with pertinence to the Site. The John Heinz Access Study examines how to improve bicycle and pedestrian access in and out of the east side of the NWR. The Cobbs Creek Connector Trail Feasibility Study examines development of an off-road trail along Cobbs Creek from 70th Street to the NWR. The proposed trail route runs through the Eastwick City Park and does not enter the present day landfill area. The CAC may also be interested in considering alternative trail routes or additional loops that could include the Clearview Landfill property, if feasible.
- Darby Creek Valley Association (DCVA) – DCVA is a non-profit organization chartered in 1984 dedicated to the protection and enhancement of all the Darby Creek watershed's resources including water, wildlife, historical sites and floodplain. The Darby Creek watershed includes 4 counties, 77 square miles and 31 different municipalities. DCVA sponsors a yearly watershed-wide cleanup, a stream watch to monitor stream health, and various educational and recreational programs such as the Governor Printz Canoe Challenge (canoe and kayak race and ramble). Several years ago, DCVA received a Technical Assistance Grant (TAG) for the Clearview and Folcroft landfill sites located in the lower region of the watershed. Through the TAG, DCVA has attended EPA sampling meetings, hired an outside consultant to analyze EPA technical reports, reviewed sampling protocols around residences, and kept its membership and others informed through articles in its newsletter, *The Valley*.

In 2004, DCVA completed work on a Watershed Conservation Plan (<http://www.dcvva.org/wcp.html>) which, among other recommendations, included proposals for a Darby Creek Watershed Greenway, storm water management planning, establishment of a watershed conservation district and promotion of watershed education

programming. DCVA is concerned that potential seepage from the Site could hurt watershed health. DCVA supports habitat restoration and future recreational uses for both landfills. Possible close-by connections to the East Coast Greenway, Washington-Rochambeau Revolutionary Route (W3R) and explorations of a possible Revolutionary War burial ground, suggest additional tourism and recreational potentials. DCVA representatives expressed interest in exploring opportunities for educational partnerships between Heinz NWR staff and DCVA volunteers related to the Clearview landfill site. DCVA representatives also noted the need for coordination of planning efforts across jurisdictional lines and mentioned the Council of Governments as a possible venue for that effort.

- Southwest Community Development Corporation (Southwest CDC) - Southwest CDC is a non-profit that offers economic development and support services in Southwest Philadelphia. Three years ago, Southwest CDC was assigned responsibility for coordinating the former Eastwick Project Area Committee (PAC) under the broader Neighborhood Advisory Committee (NAC), which acts as a liaison between the residents and the City of Philadelphia. The NAC carries out specific activities in a designated service area, which incorporates the physical boundaries between 58th Street west to Cobbs Creek and Baltimore Avenue south to the Schuylkill River. The NAC meets monthly, and Southwest CDC also hosts bi-monthly zoning meetings to update residents on proposed zoning changes in Southwest Philadelphia.

Southwest CDC sees jobs and recreation opportunities as the two primary development needs of the Eastwick community. Southwest CDC has been involved with brownfield redevelopment planning for light industrial, training centers, incubator spaces, ball fields and bike trails. Due to recent partnerships, the organization is particularly interested in the potential for commercial urban farming in the community. Further, Southwest CDC would like to see any new businesses established on the property, commit to hiring some of its employees from Southwest Philadelphia neighborhoods.

Southwest CDC offered to coordinate with the EPA at the appropriate time and host a community meeting for local residents to share in the future use planning process and further identify reuse interests and considerations for the Clearview landfill site.

Recommendations and Next Steps

In summary, future land use at the Site will be shaped by the complex interaction of cleanup timelines, jurisdictional land use regulations, environmental justice concerns, watershed and flooding issues, and regional trail planning efforts. The communities of Delaware County and Philadelphia County along with EPA Region 3 could benefit from assistance in developing a reuse assessment that considers remedy and land use compatibility on the site. Potential next steps could include:

- Complete stakeholder interviews in coordination with EPA and summarize perspectives regarding reuse goals and considerations. Additional stakeholder perspectives will be incorporated into the Reuse Assessment.
- Develop a map series that highlights the site in relation to regional considerations including jurisdictional boundaries, green infrastructure (including greenway and park planning efforts) and blue infrastructure (including floodplain and historic flooding) with readily available data.
- Coordinate with EPA to reconvene the stakeholders engaged to date in a stakeholder meeting to review and discuss the reuse assessment. Consider proposing that this group serve as a “land use committee” for the Site going forward to provide representative input on the reuse assessment as well as provide a resource and venue for EPA for future remedy and reuse discussions.
- Develop a draft reuse assessment document that identifies regional considerations for future use based on land use relationships and stakeholder goals. Share draft with EPA Region 3 and the land use committee for discussion and input. Based on comments, develop a final reuse assessment document that can be used to guide clean up actions and local planning efforts.

Potential Phase II reuse planning activities could include developing a more detailed reuse framework to inform remedy selection and design, conducting additional community outreach and identifying potential funding and partnership opportunities to facilitate reuse.

Meeting Participants

Meeting participants in one or more of the activities on July 7 and 8 included:

Josh Barber, Remedial Project Manager (RPM), EPA Region 3
Carrie Dietzel, Community Involvement Coordinator (CIC), EPA Region 3
Kristine Matzko, Reuse Coordinator, EPA Region 3
Rob Allen, Contaminants Biologist, US Fish and Wildlife Service (FWS)
Sarah Pantelidou, PADEP
Charles Clark, PADEP
Karen Holm, Delaware County Planning Department
Steve Beckley, Delaware County Planning Department
Ed Magargee, Delaware County Conservation District
Ed Bothwell, DELCORA
Chris Hilditch, DELCORA
John Muldowney, City of Philadelphia, Water Department
Kate Zaidan, Clean Air Council
Nick Rogers, Clean Air Council
Keith Freeman, City of Philadelphia, Risk Assessment
David Schreiber, Tinicum Township
Miranda Maupin, E² Inc.
Alisa Hefner, E² Inc.
Sarah Malpass, E² Inc.
Christina Gaymon, E² Inc.

Stakeholder Interviews

Additional stakeholders interviewed after the July 7-8 site visit included:

Steve Finn, Golder Associates, PRP Group representative
Jack Ryan, Darby Township
John Furth, Darby Creek Valley Association (DCVA)
Jan Haigis, DCVA
John Haigis, DCVA
Scott Maits, DCVA
Jaclyn Rhoads, DCVA
Carey Davis, Southwest Community Development Corporation (Southwest CDC)
Edith Dixon, Southwest CDC
Seth Dorrell, Southwest CDC

Stakeholder interviews conducted after August 31, 2010 and not summarized in this memo include:

Folcroft Township
City of Philadelphia

Pending stakeholder interviews include:

Colwyn Township
Sharon Hill Township



DRAFT ADDENDUM

Date: March 14, 2011

To: Josh Barber, Remedial Project Manager (RPM), EPA Region 3
Carrie Deitzel, Community Involvement Coordinator (CIC), EPA Region 3
Kristine Matzko, Reuse Coordinator, EPA Region 3

From: Miranda Maupin, E² Inc.
Alisa Hefner, E² Inc.
Sarah Malpass, E² Inc.

Re: Lower Darby Creek Area Superfund Site: Additional Stakeholder Interviews

Introduction

With funding from the EPA Superfund Redevelopment Initiative, EPA Region 3 requested assistance from E² Inc. to conduct a reuse assessment for the Lower Darby Creek Area Superfund Site (Site) which is located within both Delaware County, PA and Philadelphia County, PA. As part of the reuse assessment, E² Inc. conducted stakeholder engagement interviews. This memo summarizes additional stakeholder considerations from two stakeholder interviews which were not included in the "Lower Darby Creek Area Superfund Site Visit, July 7-8, and Stakeholder Engagement Interviews" Memorandum dated November 11, 2010.

Additional Stakeholder Considerations

The following stakeholder considerations were gathered during a series of follow up calls to the July 7-8, 2010 site visit. These considerations were not included in the November 11 memo because the interviews occurred after the original interview timeframe. In addition to the stakeholders interviewed below, the Boroughs of Sharon Hill and Colwyn were contacted but interviews could not be arranged.

As with the previously documented stakeholder interviews, the considerations detailed below are reflective of the comments shared by the jurisdictional representatives participating in the interview.

Borough of Folcroft

- Folcroft defers to the US Fish and Wildlife Service (FWS) and Darby Township regarding planning for the reuse of the landfill in their respective jurisdictions. The Borough recognizes that Folcroft Landfill technically falls within the Borough of Folcroft's jurisdiction, but supports FWS taking the lead on planning for reuse given the federal mandate for habitat preservation, education and compatible recreational uses within the John Heinz National Wildlife Refuge (NWR).

- Folcroft expressed support for expanding local and regional recreational assets, including the greenway planning related to the East Coast Greenway. The Borough has applied for funding to enhance Montgomery Park, which is adjacent to the NWR.
- Folcroft's primary interest is in containment of contamination at the two landfills as it is aware of citizens who fish and play in the creek adjacent to Montgomery Park.

City of Philadelphia

- The City of Philadelphia prefers an approach to cleanup and reuse that is financially efficient and cost-effective, and that ensures protection of human health and the environment. In addition, the City would also like the remedy to support stormwater management and flood protection for the Eastwick neighborhood.
- The City undertook a series of urban renewal actions between 1948 and 1957, which created drainage and roadway systems and created a framework for the redevelopment of Eastwick. In 1960, the Redevelopment Authority approved the design for the physical development of the area that included carefully assigned land use districts and a greenway system to support a suburban style residential neighborhood. By 1982, the area adjacent to the Clearview Landfill consisted of recreational parkland and an intact single-family residential neighborhood supported by public facilities. The 1982 urban renewal plan documented these land uses, and advocated few changes to maintain the residential fabric. The Philadelphia City Planning Commission completed an Eastwick Blight Recertification report in 2006 and an Amendment to the Eastwick Redevelopment Area Plan in 2006 to document areas in need of public support. While the areas in the reports are not adjacent to the Clearview Landfill, these actions allow the City to help bolster the residential communities that currently exist. The City does not foresee any imminent changes to these residential and park areas.
- The City of Philadelphia's capital program and budget currently do not include any improvement plans for the Eastwick Regional Park. The Department of Parks and Recreation maintains the grass at the park, but does not conduct programming there. The City does conduct programming at the recreation center adjacent to the park. Programs include after-school activities, a basketball and baseball league, a computer program and summer programs which include a free lunch. The City would be open to an advisory council or neighborhood parks committee adopting the park. Such an organization might be given a small budget for maintaining the park and could potentially add improvements or conduct community programming there.
- Development at the present-day Clearview Landfill, located in Darby Township, could cause concern related to increased traffic in the Eastwick neighborhood and use of the existing access easement. The existing private access easement to the Landfill was given to the Clearview Development Corporation and its assigns and successors. The easement does not include permission for installation of infrastructure such as water, sewer or electric lines and does not provide for public access.

Stakeholder Interviews

Judith Serratorre, Borough of Folcroft

Kendall Banks, City of Philadelphia, Office of Director of Finance/Risk Management, Director Safety/Loss Prevention

Martine DeCamp, City of Philadelphia, City Planning Commission, City Planner

Raymond Delaney, City of Philadelphia, Public Health Department, Assistant Chief

Frank Fabey, City of Philadelphia, Department of Parks and Recreation, Acting Recreation Director

Jonathan Freeman, City of Philadelphia

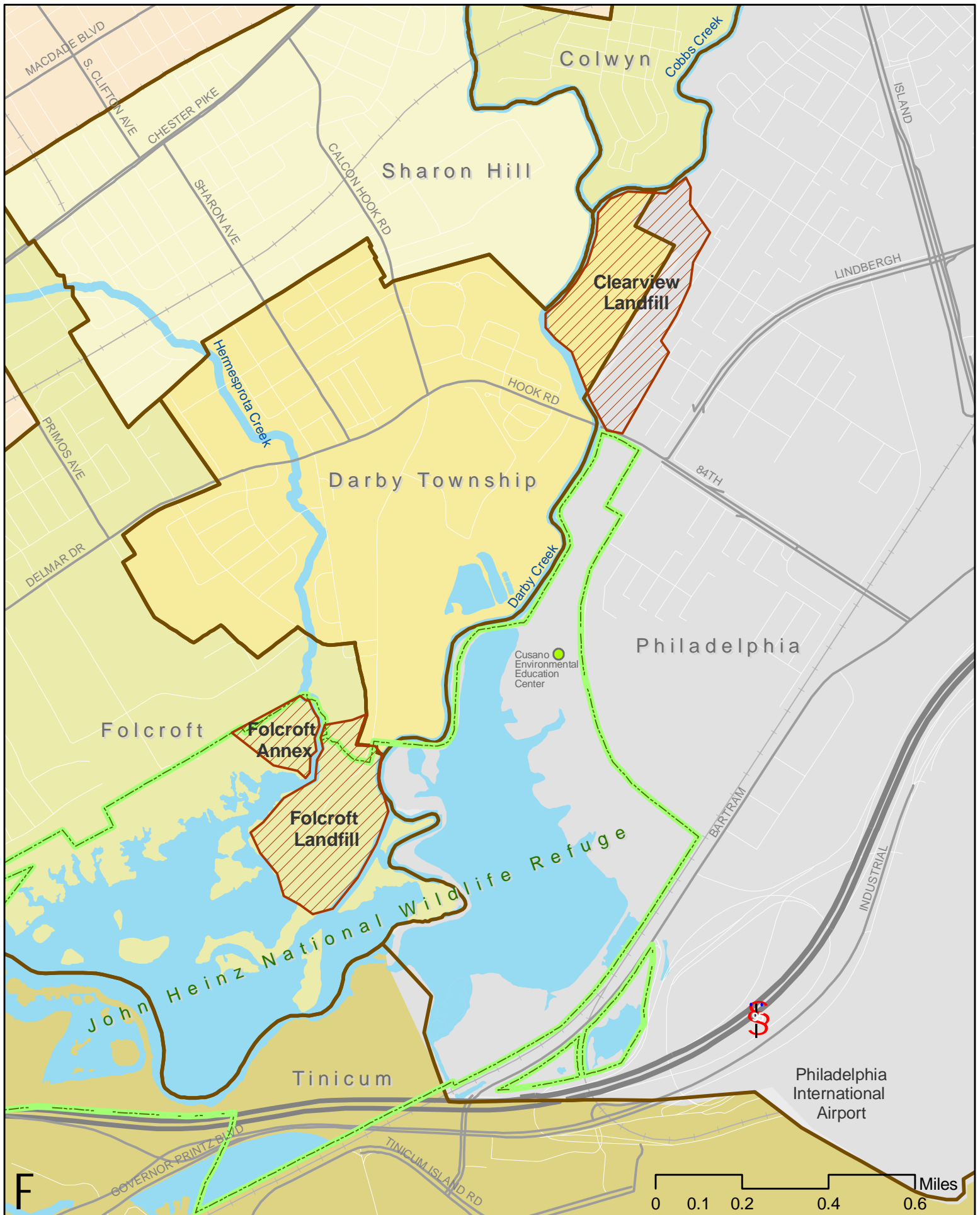
Keith Freeman, City of Philadelphia, Office of Director of Finance/Risk Management

Patrick O'Neill, City of Philadelphia, Law Department

Scott Schwartz, City of Philadelphia, Law Department

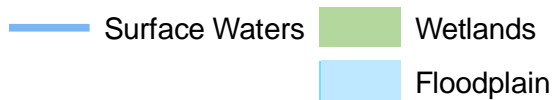
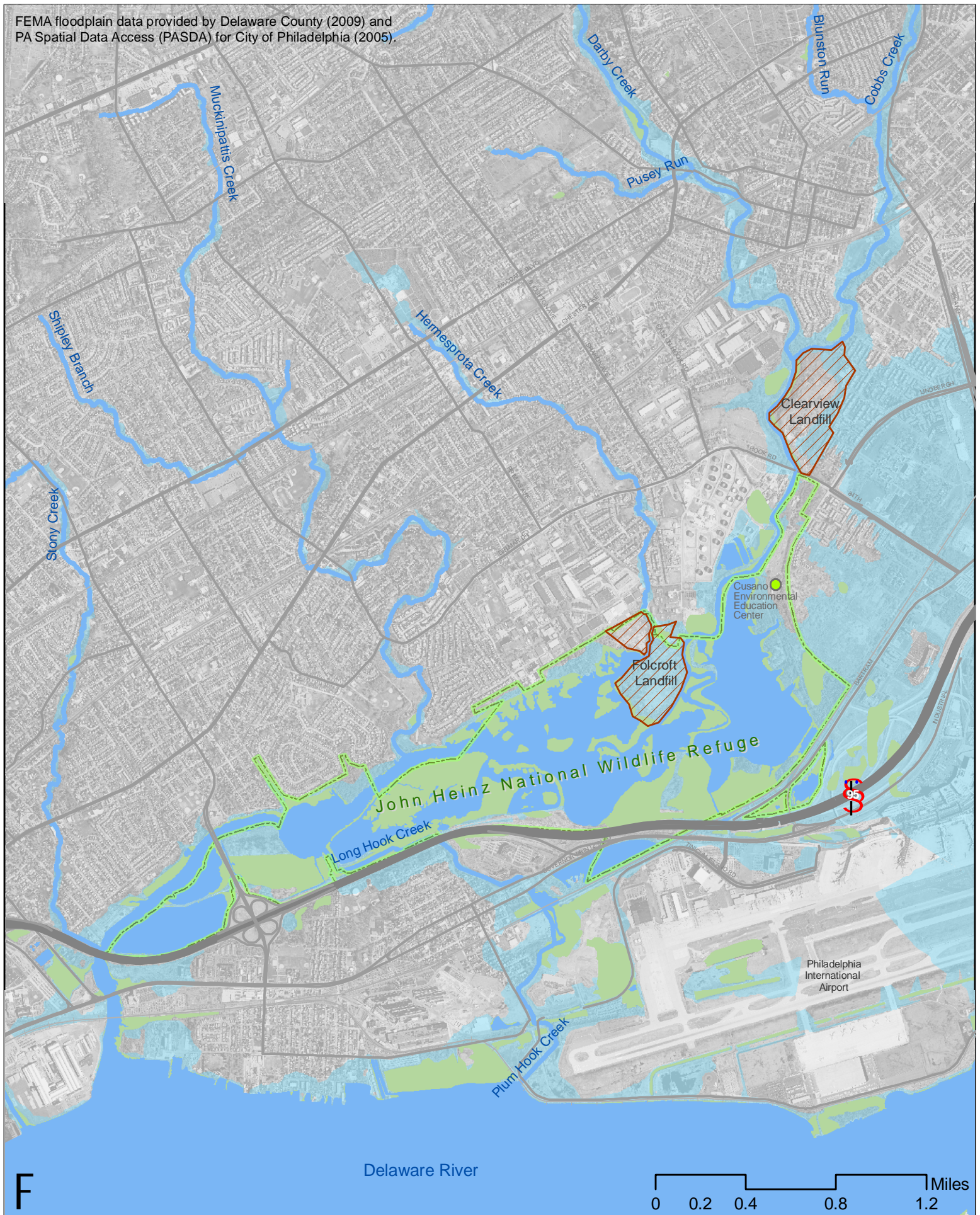
Barry Scott, City of Philadelphia, Office of Director of Finance/Risk Management, Risk Manager

Attachment C. Land Use Analysis Maps

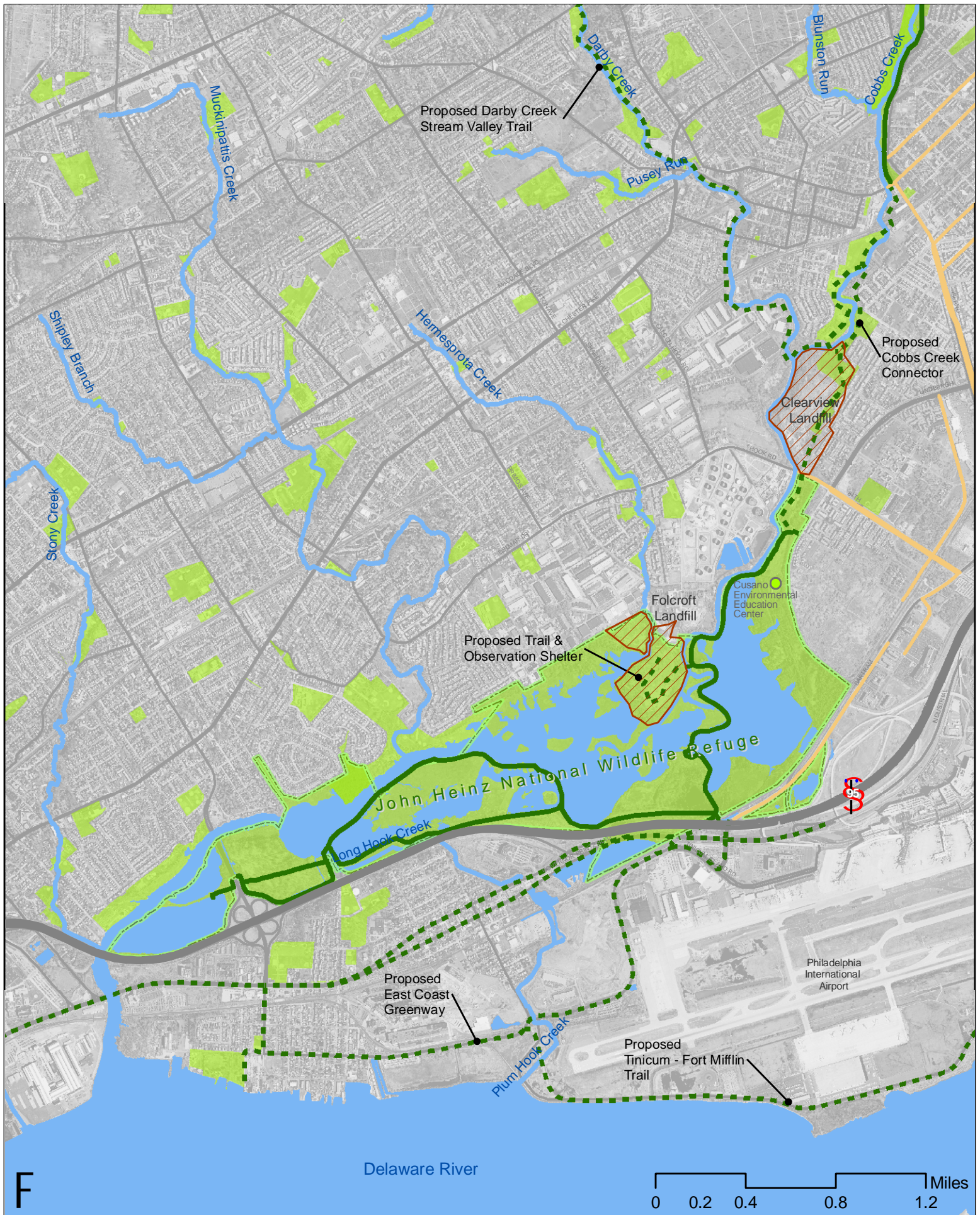


Map 1: Jurisdictions
Lower Darby Creek Area Superfund Site

FEMA floodplain data provided by Delaware County (2009) and PA Spatial Data Access (PASDA) for City of Philadelphia (2005).

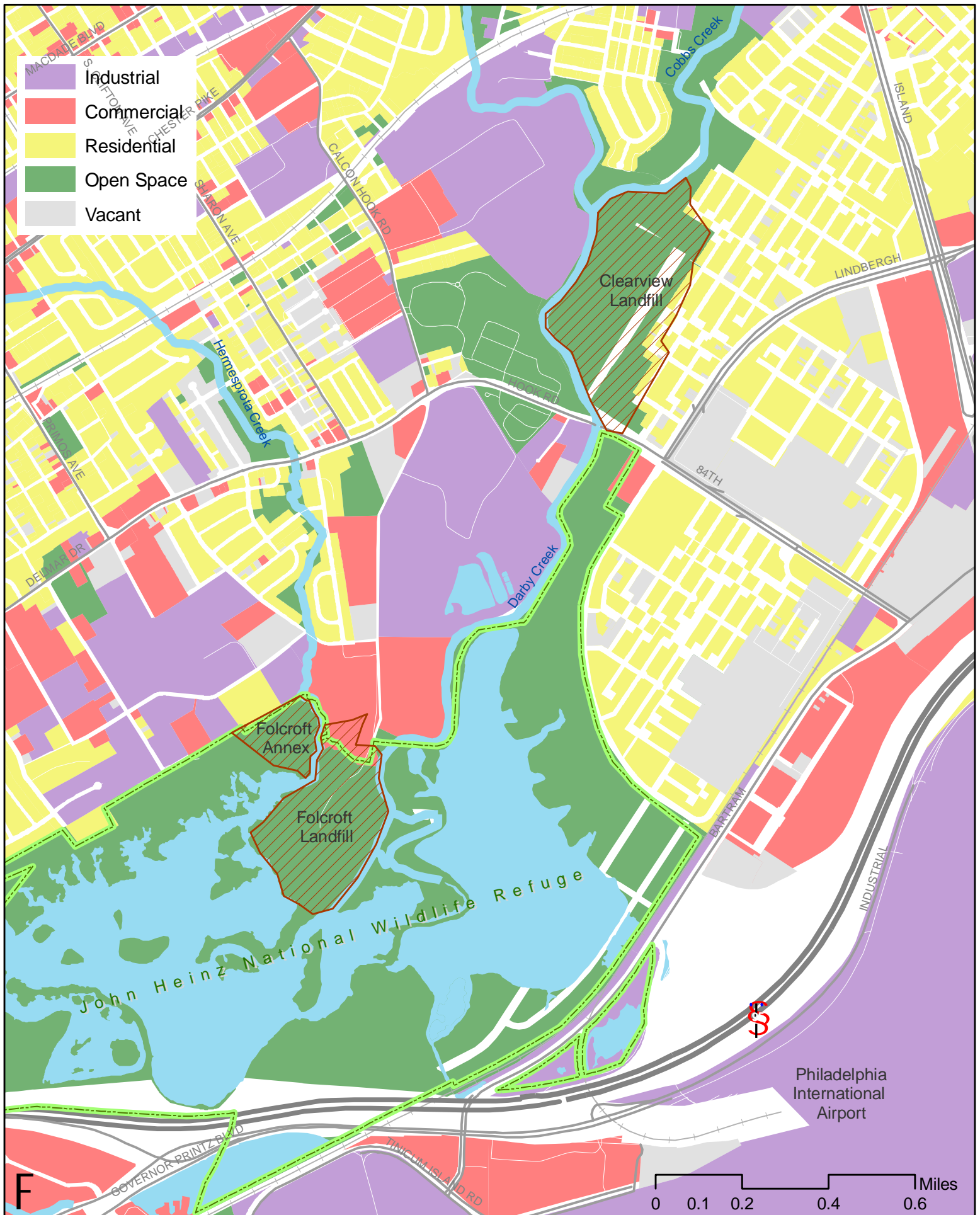


Map 2: Blue Infrastructure
Lower Darby Creek Area Superfund Site



- Trails
- Bike
- Proposed Trails
- Parks and Open Space

Map 3: Green Infrastructure
Lower Darby Creek Area Superfund Site



Note: Zoning information was supplemented for land use data when not available within the City of Philadelphia

Map 4: Surrounding Land Use
Lower Darby Creek Area Superfund Site

Attachment D. Community Working Session Packet



Lower Darby Creek Area Superfund Site

Future Land Use Working Session

AGENDA

November 3, 2010

1:00 pm to 3:00 pm

John Heinz National Wildlife Refuge

Cusano Environmental Education Center, Classroom 2

Purpose: Confirm reuse goals and potential future uses for the site and identify opportunities for continued stakeholder involvement

Objectives:

1. Confirm reuse goals and potential future uses
2. Identify reuse considerations (constraints and opportunities)
3. Identify stakeholder coordination options related to the future use of the site

-
- | | |
|-----------------------|--|
| 1:00 – 1:15 pm | Introductions and Overview of Reuse Planning for the LDCA Superfund Site (EPA and E ² Inc) |
| 1:15 – 1:45 pm | Reuse Goals and Land Use Considerations (E ² Inc) <ul style="list-style-type: none">▪ Recap stakeholders interviewed to date▪ Present draft reuse goals▪ Review related planning initiatives▪ Review site context maps and key land use considerations▪ Review potential suitable future uses |
| 1:45 – 2:15 pm | Facilitated Discussion: Reuse Goals and Opportunities (E ² Inc) <ul style="list-style-type: none">▪ Discuss and refine draft reuse goals▪ Discuss and refine future land use opportunities |
| 2:15 – 2:45 pm | Moving Forward: Discuss formation of an advisory group to share and review information related to the site's future use and remedial process (EPA and E ² Inc) <ul style="list-style-type: none">▪ Purpose of group, representation, meeting frequency, and structure |
| 2:45 – 3:00 pm | Next Steps (EPA and E ² Inc) <ul style="list-style-type: none">▪ Reuse Assessment memo summarizing meeting▪ Potential Phase II Reuse Scenarios▪ Timeframe for convening Advisory Group |



Lower Darby Creek Area Superfund Site

Future Land Use Working Session

Draft Reuse Goals

- Ensure safe and appropriate access to the remediated Site
- Promote watershed health and restoration
- Increase open space and recreational access
- Improve drainage and storm water management
- Promote local economic development
- Provide opportunities for environmental education
- Transform the Site into both a local amenity and a regional asset

Potential Future Use and Additional Considerations

- Potential future use at the LDCA Site could include *Recreation and Habitat* (including trails/greenways, wildlife viewing, boating access to creeks, habitat restoration, and environmental/cultural heritage education) and *Commercial/Industrial Development* (including jobs for local residents and an increased tax base) in targeted areas of Clearview.
- The unique location of the Site within the Lower Darby Creek corridor and the John Heinz NWR could provide a catalyst for a coordinated greenway vision and implementation plan that builds on current initiatives.

Confirmed Meeting Participants

Josh Barber, Remedial Project Manager, EPA Region 3

Carrie Deitzel, Community Involvement Coordinator, EPA Region 3

Kris Matzko, Land Revitalization Team Leader, EPA Region 3

Sarah Malpass, Associate Planner, E² Inc.

Miranda Maupin, Manager, Community Planning & Design, E² Inc.

Ed Bothwell, Asset Planning and Construction Manager, DELCORA

Martine DeCamp, Planner, Development Planning Division, City of Philadelphia

Ray Delaney, Acting Chief, Environmental Engineering, Dept. of Public Health, City of Philadelphia

Seth Dorrell, Deputy Executive Director, Southwest Community Development Corporation

Steve Finn, Principal, Golder Associates, Inc.

John Furth, Darby Creek Valley Association

Jan Haigis, Darby Creek Valley Association

John Haigis, Darby Creek Valley Association

Karen Holm, Manager, Environmental Planning, Delaware County

Bonnie McClennen, Project Officer, Pennsylvania Department of Environmental Protection

Sarah Pantelidou, Professional Geologist, Pennsylvania Department of Environmental Protection

Nick Rogers, Sustainable Transportation Associate, Clean Air Council

Jack Ryan, Township Manager, Darby Township

David Schreiber, Township Manager, Tinicum Township

Judith Serratore, Borough Manager, Borough of Folcroft

Gary Stolz, Refuge Manager, USFWS

Kate Zaidan, Sustainable Transportation Coordinator, Clean Air Council



Lower Darby Creek Area Superfund Site

Future Land Use Working Session

Draft LDCA Advisory Group Proposal

Because future land use considerations are an important component of the Superfund site cleanup process, a coordinated advisory group could be an effective and efficient option for sharing and reviewing information related to the LDCA site's future use and cleanup. The following considerations are provided as a discussion tool for convening an advisory group for the Lower Darby Creek Area Superfund Site (LDCA).

Purpose of the group

The purpose of the group would be to provide representative input on the reuse assessment as well as provide an ongoing resource and venue for EPA for remedy and reuse discussions.

In addition, the group could serve to enhance coordination around current watershed and greenway planning initiatives.

Meeting frequency

The group would meet periodically as needed to coordinate with site milestones and updates. Participation will likely extend beyond a year.

Participants

Participants would include planning or program representatives from the local jurisdictions that either contain or are adjacent to the site. The group could also include organizations with initiatives that are related to the site and surrounding community.

Group structure

EPA or its contractor, E² Inc., would convene and facilitate meetings over the next year to gather input on the reuse assessment, and the group will likely continue into the future to provide input on the remedial process at the site.



Lower Darby Creek Area Superfund Site

Future Land Use Working Session

LDCA Advisory Group: Potential Representatives

Organization/Agency

Representative

Federal

John Heinz National Wildlife Refuge

Gary Stolz, Refuge Manager

State

Pennsylvania Dept. of Environmental
Protection (PADEP)

Bonnie McClennen, Project Officer
Sarah Pantelidou, Professional Geologist

Local

Borough of Colwyn

Tonette Pray, Borough Manager

Darby Township

Jack Ryan, Township Manager

Delaware County Conservation
District

Ed Magargee, District Manager

Delaware County, Planning
Department

Steven Beckley, Senior Planner, Environmental Planning

Karen Holm, Manager, Environmental Planning

Delaware County Regional Water
Control Authority (DELCORA)

Ed Bothwell, Asset Planning and Construction Manager

Christine Volkay-Hilditch, Director of Engineering

Borough of Folcroft

Judy Serratore, Borough Manager

City of Philadelphia

Martine DeCamp, Planner, Development Planning Division, City Planning
Commission

Ray Delaney, Acting Chief, Environmental Engineering Department of
Public Health

Borough of Sharon Hill

Suzanne Murtha, Borough Manager

Tinicum Township

David Schreiber, Township Manager

PRP Group Contractor (Folcroft)

Golder Associates, Inc.

Steve Finn, Principal

Organizations

Clean Air Council

Nick Rogers, Sustainable Transportation Associate

Kate Zaidan, Sustainable Transportation Coordinator

Darby Creek Valley Association
(DCVA)

John Furth

Jan Haigis

John Haigis


Jaclyn Rhoads

Southwest Community Development
Corporation

Seth Dorrell, Deputy Executive Director

Draft Reuse Assessment for Lower Darby Creek Area Superfund Site

Future Land Use Working Session
November 3, 2010




Prepared by E2 Inc. for EPA

Overview

Overview


- Reuse Assessment Purpose and Timeline
- Stakeholder Reuse Goals and Planning Initiatives
- Site Context Maps and Potential Future Land Use
- Reuse Examples and Considerations
- Discussion
- Next Steps



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LDCA Reuse Assessment


Site | Purpose | Timeline



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Site Location

- **Clearview Landfill (OU1)** has 3 subareas:
 - **Landfill**, current boundaries located in Delaware County (Darby Township)
 - **Eastwick City Park**, located in the City of Philadelphia
 - **Eastwick Residential Area**, located in the City of Philadelphia
- **Folcroft Landfill (OU2)**
 - Located in Delaware County (Borough of Folcroft)
 - Owned by John Heinz National Wildlife Refuge



Map 1: Jurisdiction
Lower Darby Creek Area Superfund Site

Remedial Timeline

Timeframe	Remedial Tasks
Early 2010	Ongoing Remedial Investigation (RI) activities
February 2011	Clearview RI
Late 2011	Folcroft RI (anticipated)
2012	Feasibility Studies
Late 2012/Early 2013	Proposed Plans
Mid-2013	Records of Decision

Reuse Assessment Purpose

Reuse Assessment Purpose

- Identify reasonably anticipated future land uses.
- Identify associated land use considerations that may inform remedial alternatives and design.




[illegible]

Stakeholder Reuse Goals & Considerations

Ownership and Current Land Use

- **Clearview Landfill (OU1):**
 - **Landfill** (ownership uncertain): closed landfill area and industrial businesses
 - **Eastwick City Park** (City of Philadelphia): open space with walking trail and game tables
 - **Eastwick Residential Area** (private owners): residential use
- **Folcroft Landfill (OU2)**
 - Owned and operated by US Fish and Wildlife Service
 - Part of the John Heinz National Wildlife Refuge




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Stakeholder Reuse Goals & Considerations

Future Use within John Heinz NWR

- NWR established by an act of Congress in 1972 to protect the last 200 acres of freshwater tidal marsh in Pennsylvania
- Land use within the refuge is mandated for habitat preservation as well as education and compatible recreational uses
- 1980 Master Plan calls for the following features at Folcroft:
 - Dike and upland trails on former landfill
 - Boardwalk trail extending into the tidal wetlands
 - Observation facility, rain shelter and comfort station
- EPA is interested in input regarding how the mandated use is implemented at Folcroft and how it relates to adjacent land uses



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Stakeholder Reuse Goals & Considerations

Stakeholder Interviews

Interviews Conducted

- Clean Air Council (CAC)
- Darby Creek Valley Association (DCVA)
- Delaware County Regional Water Control Authority (DELCORA)
- Delaware County Conservation District (DCCD)
- Delaware County Planning Department
- Folcroft Township
- Golder Associates, Inc. (PRP Group Contractor for Folcroft)
- Pennsylvania Department of Environmental Protection (PADEP)
- City of Philadelphia (Departments of City Planning Commission, Law, Parks and Recreation, Public Health, and Risk Management)
- Southwest Community Development Corporation (SW CDC)
- Tinicum Township
- US Fish and Wildlife Service (FWS)

Additional Stakeholders Contacted

- Colwyn Township
- Sharon Hill Township

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Project	Location	Project Description and Lead	Timeline
<i>Watershed Conservation Plan</i>	Darby Creek Watershed	• DCVA plan includes recommendations for storm water management planning and establishment of a watershed conservation district	2004
<i>Watershed Education</i>	Darby Creek Watershed	• DCVA currently conducts watershed education	Ongoing
<i>Cobbs Creek Watershed Integrated Water Management Plan</i>	Cobbs Creek basin	• Philadelphia Water Dept. & Darby-Cobbs Watershed Partnership plan and implement projects to address dry and wet weather water quality goals, and stream and habitat restoration goals	2004; projects ongoing
<i>Cobbs Creek: A Gateway to Many Places & Cleaner Water</i>	Cobbs Creek	• A coalition plan recommends habitat restoration for areas near the Site and notes potential for creek improvements as land uses change	2009; projects ongoing
<i>Clean City, Green Waters</i>	Philadelphia	• Philadelphia plan focuses on green infrastructure solutions for storm water management	2009; projects ongoing
<i>Darby Creek Stream Valley Park Master Plan</i>	Darby Creek	• Delaware County plan for protection of Darby Creek banks, slopes and woods	2009; projects ongoing

Open Space/Greenway Planning & Initiatives			
Project	Location	Project Description and Lead	Timeline
<i>Watershed Conservation Plan</i>	Darby Creek (Cobbs Creek to Delaware River)	• DCVA plan recommends development of a 30-mile Darby Creek Watershed Greenway	2004
<i>John Heinz Access Study</i>	Municipalities east of NWR	• 2007 CAC study explores options for improving bike/ped access to NWR	2007
<i>Darby Creek Stream Valley Park Master Plan</i>	Darby Creek (Garret Rd to Pine St)	• Delaware County plan for trail development along Darby Creek	2009; projects ongoing
<i>East Coast Greenway</i>	Regional	• Piedmont Environmental Council studying various routes along Darby Creek Corridor	Ongoing
<i>Cobbs Creek Connector Trail</i>	Cobbs Creek (70th St. to NWR)	• 2007 CAC feasibility study proposes an off-road trail along Cobbs Creek that runs through Eastwick City Park	Identification of funding ongoing
<i>Montgomery Park</i>	Folcroft (adjacent to NWR)	• Folcroft has applied for funding to improve park entrance signage	Ongoing
<i>Darby Creek Greenway Plan</i>	Darby Creek	• Delaware County draft plans emphasize trails, accessibility, signage	Final plan expected 2010
<i>15 Year NWR Comp. Plan</i>	John Heinz NWR	• FWS draft plan includes native habitat restoration, trails, viewing areas, and interpretive signage for Folcroft Landfill	Final plan expected in 2012

Draft Stakeholder Reuse Goals

- Ensure safe and appropriate access to the remediated Site
- Promote habitat health and restoration
- Increase open space and recreational access
- Improve drainage and storm water management
- Promote local economic development
- Provide opportunities for environmental and cultural heritage education
- Transform Site into both a local amenity and a regional asset



Site Context Maps & Future Land Use

Context Maps | Future Use Considerations | Potential Future Uses



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Context Maps

Historic Conditions (1890s)

- Future LDCA Site is located in areas that have historically been tidally influenced
- Water courses may shift location overtime due to human development activities
- Historic marsh areas at right will be significantly reduced over the next century due to human development



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Context Maps

Historical Aerial Photos (Clearview)



18 | Superfund Redevelopment Initiative

Blue Infrastructure

- LDCA Site is located in the southern portion of the Darby Creek Watershed
- Folcroft is adjacent to the only remaining freshwater tidal marsh in Pennsylvania
- Both landfills are adjacent to or include creeks and floodplain
- Extensive flooding has occurred in Eastwick and surrounding areas following moderate to severe storms, including Hurricane Floyd in 1999.

Context Maps

Map 2: Blue Infrastructure
Lower Darby Creek Area Superfund Site

Green Infrastructure

- Regional trail expansion initiatives include plans for trails on both landfills as well as interest in environmental and cultural heritage education
- The Cobbs Creek Connector trail would pass through Eastwick City Park to connect NWR and the existing Cobbs Creek Trail
- NWR Master Plan includes trails on the Folcroft Landfill

Context Maps

Map 3: Green Infrastructure
Lower Darby Creek Area Superfund Site

Surrounding Land Use

- Clearview (OU1) is adjacent to residential and open space uses with some industrial located across the creek.
- Folcroft (OU2) is primarily surrounded by the Refuge with some neighboring residential, commercial, industrial and institutional use to the north.

Context Maps

Map 4: Surrounding Land Use
Lower Darby Creek Area Superfund Site

Future Use Considerations

Future Use Considerations

- The NWR future use is mandated for habitat, education and compatible recreational uses.
- The surrounding land use of parks, preserve and residential suggests that open space would be a likely and compatible future use
- Stakeholder representatives have emphasized open space as a desired future use, with some interest as well in increasing local economic benefits
- Multiple local planning efforts highlight watershed restoration and greenway enhancement projects as local priorities
- Limited access and visibility may be a disadvantage for industrial or commercial uses


22 | Superfund Redevelopment Initiative

Potential Future Uses

Potential Future Uses

- *Recreation/Habitat*
 - Trails/Greenways
 - Wildlife viewing
 - Boating access to creeks
 - Habitat restoration
 - Environmental and cultural heritage education


- *Commercial/Industrial Development*
 - Provide jobs for local residents
 - Increase the tax base



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Reuse Examples & Considerations

Habitat: River Restoration at Fulbright and Sac River Landfills
Regional Trails: Illinois Prairie Path
Community Events and Amenities: Liberty Lands Community Park
Commercial/Industrial Development: Southside Sanitary Landfill




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Reuse Considerations

Habitat Restoration

- Benefits of Restoration
 - Minimal investment and maintenance costs
 - Provide valuable habitat in an urban setting
 - Offer quiet space for wildlife viewing
- Desirable Site Attributes
 - Existing or potential high value ecosystem
 - Potential to connect or support neighboring habitat areas
 - Potential for human access post-remediation



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Case Study

Fulbright and Sac River Landfills
Springfield, MO

A twelve mile, multi-use greenway and habitat restoration project will connect two closed landfills.

1. **Restore:** Restoration of native prairie and riparian habitat, including shoreline restoration
2. **Connect:** Link isolated parts of the community to the existing trails network
3. **Learn:** Interpretive center will provide trail users with educational opportunities
4. **Collaborate:** City of Springfield, surrounding counties, and Ozark Greenways (non-profit)
5. **Reuse:** EPA anticipates issuing a Ready for Reuse (RfR) Determination, certifying that the Site is safe for recreational reuse

Source: Recreational Reuse at Superfund Sites (EPA):
http://www.epa.gov/superfund/programs/recycle/pdf/fulbr_ghl.pdf





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Reuse Considerations

Regional Trails

- Benefits of Trail Development
 - Provide low-cost use of the Site
 - Knit the Site back into the community
 - Early reuse phase that could easily integrate with other future uses
- Desirable Site Attributes
 - Walkable access and/or adequate parking for trail users
 - Areas for overlooks or other points of interest
 - Opportunities for connections with regional trail networks



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Reuse Considerations

Commercial or Industrial Development

- Benefits of Development
 - Stimulates the local economy
 - Increase the tax base
 - Potential to negotiate a local hiring agreement
 - Could explore community-oriented development options such as urban agriculture, job training centers, or incubator spaces
- Desirable Site Attributes¹
 - High potential value for development based on location and market
 - High native soil to landfill footprint
 - Older, shallower, mound-type landfills are preferable (reduces off-gassing and settlement concerns)




¹ Adapted from "Commercial Development of Closed Landfills: Case Studies and Technical Regulatory Issues" by Jeffrey L. Pierce. Retrieved from <http://www.scs-science.com/Papers/02%20Commercial%20Development%20of%20Closed%20LF.pdf> in August 2010.

Case Study

Southside Sanitary Landfill (SSL) Indianapolis, IN

Redevelopment at SSL has provided locations for various small commercial businesses as well as a golf course and environmental education center.


- Reuse Considerations:** Buildings are located outside the landfill footprint
- Economic Development:** Reuse activities support over 100 local jobs, contributing an annual average combined income of over \$1.5 million to the community
- Education:** Fieldtrips and site tours showcase the three "Rs" (reduce, reuse, recycle) in action
- Sustainability:** Methane gas from landfill provides power for some businesses on site



Source: EPA, 2010. Reuse and the Benefit of the Community: Southside Sanitary Landfill

Reuse at SSL includes a commercial greenhouse and various other small-scale commercial users.

Discussion and Next Steps




Discussion and Next Steps

Discussion

1. Are the reuse goals identified to date appropriate for the Site? Any refinements?

2. Do the potential future uses identified seem reasonable and appropriate for the Site?

3. Any additional considerations?



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Overview of Superfund Redevelopment

What is the Superfund Redevelopment Initiative (SRI)?

EPA has set a national goal of returning formerly contaminated lands to long-term sustainable and productive reuse. In 1999, EPA launched the Superfund Redevelopment Initiative. SRI is a nationally coordinated program to offer guidance, tools and services to help communities overcome obstacles to reuse at Superfund sites. Since its inception, SRI has helped communities reclaim thousands of acres of formerly contaminated land for commercial, industrial, residential, recreational and ecological uses. Today, there are more than 500 Superfund sites in new and continued use.

Why plan for Superfund reuse?

Planning for reuse at Superfund sites provides multiple benefits:

- Community revitalization including jobs, retail amenities and housing;
- Recreation and open space including sports fields, parks, habitat and trails;
- Site stewardship including long-term remedy protectiveness; and
- Reduction in stigma associated with a formerly contaminated site.

How does reuse planning fit with the cleanup process?

Pre-remedy

Planning for the future use of a site during the remedy process can ensure the remedy selected will support the desired future use. A reasonable anticipated future land use can inform the base line risk assessment, the remedy selection and remedy design, as well as the phasing of clean up.

Post-remedy

Once cleanup is complete at a Superfund Site, either recently, or many years ago, reuse planning can ensure that the desired new use for the site is consistent with the cleanup remedy, particularly if remedy components remain in place at the site. Reuse planning at this phase can also assist in removing unnecessary barriers to reuse.

How can a community obtain free reuse planning services?

Each year, SRI sets aside a limited number of resources to provide in-kind reuse planning services through the assistance of a national contractor with expertise in the reuse of contaminated sites. In addition, EPA regions may also be able to provide resources. The program does not provide funding for environmental assessment, cleanup or redevelopment. Contact your local Region's Reuse Coordinator for more information.



What are Regional Seeds?

Regional seeds are resources provided by the Superfund Redevelopment Initiative (SRI) to communities at the request of EPA Region staff.

Regional seeds provide an important catalyst for communities to begin the process of returning a Superfund site to productive reuse.

Many sites that have reuse potential are vacant and abandoned due to a lack of knowledge about the remedy components, the range of potential safe future uses and the key steps and players needed to transform a site into reuse.

The seed concept provides an initial investment to bring the right stakeholders to the table, clarify remedy constraints, and outline suitable reuse options for the local community to pursue.

Once the reuse planning process gains momentum, communities can leverage the initial regional seed investment with local resources to continue the process of transforming the Superfund site into productive reuse.

For more information on the SRI program see the website at:

www.epa.gov/superfund/programs/recycle

Reuse Planning Services

The Situation Assessment

Purpose: Gather preliminary information to determine initial site reuse potential and scope further reuse planning assistance if deemed valuable.

Activities: Typically includes visiting the site and community; convening the key players including EPA, the State, tribes, the local government, the site owner and community representatives; stakeholder interviews to determine reuse goals and considerations; and preliminary review of site documents and planning documents.

Outcome: A situation assessment report that outlines preliminary reuse considerations and recommendations for additional reuse planning activities.

A Reuse Assessment

Purpose: Determine a range of suitable potential future uses for the site to inform the clean up process and local planning efforts.

Activities: Typically includes refining future use goals in discussion with the site owner, local government and community; conducting an analysis of the site and surrounding neighborhood to evaluate the suitability of potential future uses; integrating the reuse goals and site analysis into a reuse framework that outlines a range of potential suitable uses; and sharing with stakeholders for review and input.

Outcome: A final report summarizing reuse goals, the site analysis, a reuse framework, remedy considerations and recommended next steps.

A Reuse Plan

Purpose: Outline specific locations and uses for the site based on additional stakeholder discussion and analysis.

Activities: This phase may include developing several scenarios for consideration, or outlining more detailed considerations for a single scenario for stakeholder review discussion and refinement.

Outcome: A final report summarizes reuse goals, the site analysis, the reuse plan or scenarios, remedy and reuse considerations and recommended next steps.

Community Engagement

Community engagement is an integral part of each phase of the reuse planning process and can range in scope from contacting key stakeholders, forming and facilitating an advisory committee or hosting a public open house to gather stakeholder input.

Implementation Tools

EPA offers wide range of additional tools to help communities return sites to productive use. These tools include: videos, case studies, technical reports, comfort letters, and environmental status reports called Ready for Reuse Determinations.



Benefits of Reuse Planning

Reuse planning can provide multiple benefits including:

- Improve relations among stakeholders by identifying common goals, clarifying responsibilities and establishing productive partnerships;
- Ensure the protectiveness of the site by evaluating the compatibility of the desired future use with the remedy;
- Foster long term stewardship of the site by resolving ownership and maintenance responsibilities, and building an invested community;
- Reduce site stigma by informing community members of the site's status and potential and removing potential barriers to reuse;
- Potentially reduce costs by tailoring remedy design and maintenance to fit long term stewardship goals; and
- Provide jobs, recreational facilities, retail or other community amenities.

For more information on the SRI program see the website at:

www.epa.gov/superfund/programs/recycle

Superfund Remedial Response Process and Future Land Use Considerations for Each Stage

EPA evaluates all Superfund sites to determine what needs to be done to protect human health and the environment. There are five main stages to EPA's remedial response process; each stage provides an opportunity to incorporate future land use considerations. The diagram below illustrates a typical Superfund site's remedial response process and identifies key future land use considerations for each stage of the process.

1	2	3	4	5
Remedial Investigation / Feasibility Study (RI/FS) <p>Site conditions are evaluated. Data are collected to assess human health and ecological risks. A range of remedial action options are developed for a site's cleanup.</p>	Remedy Selection / Record of Decision <p>Cleanup levels are identified and a site's remedy is selected and documented in a Record of Decision (ROD).</p> <p>During the remedy selection process, a detailed analysis of remedial action alternatives are weighed against nine criteria.</p>	Remedial Design (RD) <p>Plans and specifications for a site's remedy are developed, the extent of contamination is confirmed through field sampling, and remedial technologies are tested for effectiveness.</p>	Remedial Action (RA) <p>Funding for site remediation is secured and construction of a site's remedy begins.</p> <p>Contaminated media are remediated to selected cleanup levels using remedial technologies described in the ROD.</p>	Post Construction → <p>Post-construction activities include:</p> <ul style="list-style-type: none"> - operation and maintenance - long-term response actions - institutional controls (ICs) - Five-Year Reviews - site reuse
Future Land Use Considerations: <p>Community reuse goals can help to inform risk assessments and remedial action alternatives.</p> <p>Reuse discussions can help to build realistic community expectations for a site's reuse.</p> <p>This stage is an optimal time for reuse and remedy considerations to intersect.</p>	Future Land Use Considerations: <p>Future land use considerations are taken into account within three of the nine remedy selection criteria:</p> <ul style="list-style-type: none"> - overall protection of human health and the environment - the long-term effectiveness of site remedies - a community's acceptance of the Agency's cleanup plans 	Future Land Use Considerations: <p>Coordination between local governments, property owners, and EPA can help return a site to use as soon as possible by ensuring that reuse and remedial plans are compatible.</p> <p>Reuse plans can be refined to identify more specific site uses at this stage.</p>	Future Land Use Considerations: <p>Timing of remedial construction and reuse plans can be coordinated.</p> <p>Phasing of site's redevelopment can help to shape the timing of remedial activities.</p>	Future Land Use Considerations: <p>Site owners, state and local governments, and responsible parties may all play a role in a site's long-term stewardship.</p> <p>Implementation of ICs requires collaboration among multiple parties. Many ICs can only be implemented by local governments or private property owners.</p> <p>Site can be returned to use.</p>

Recreational Reuse at Superfund Sites

Overview

Many communities across the United States are planning for and returning Superfund sites to productive use. In 2009, more than 500 formerly contaminated Superfund sites were in reuse. Half of these sites are supporting commercial or industrial purposes, while the rest have been restored for recreational, agricultural, military, civic, or residential uses. Tens of thousands of acres have been restored for ecological and recreational land uses, like parks, wetlands, playgrounds, and sports fields.

Recreational uses represent a flexible set of future land use alternatives for Superfund sites. The following brief case studies highlight Superfund and Brownfield sites that have planned or current recreational use. These recreational reuse examples range in levels of investment from habitat and trails, to sports complexes and fee-based recreational facilities.



Environmental education opportunities



Walking and hiking trails



Field sports

Regional Trails and Habitat

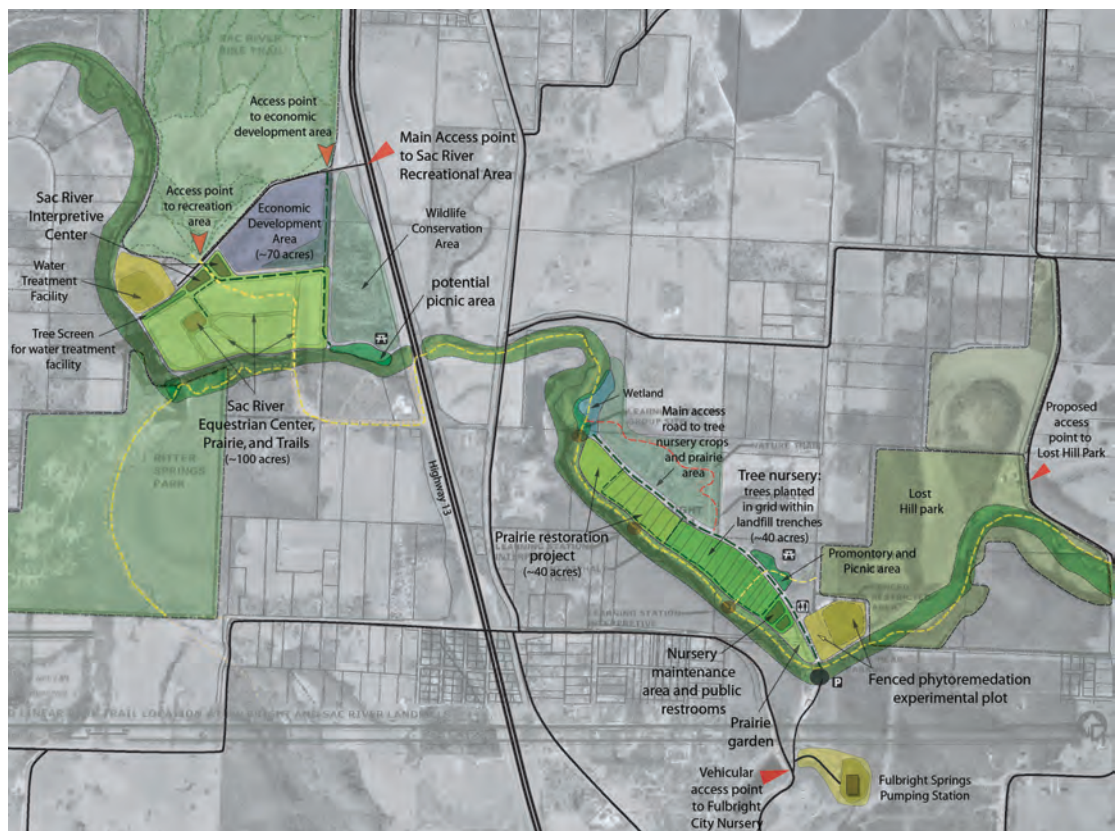
Springfield, MO: Fulbright & Sac River Landfills



Regional trails are a flexible reuse option that can help re-connect formerly contaminated sites to their communities.

City of Springfield, surrounding counties and non-profit organization, Ozark Greenways, are working to develop a 12-mile, multi-use trail and habitat restoration plan connecting two landfill sites. The plan envisions restoring native prairie and riparian habitat, developing an interpretive center and linking isolated parts of the community to an existing trail network.

- The initial phase of the reuse strategy includes the construction of a greenway trail connecting the Sac River and Fulbright landfills to a larger regional trail network.
- Future phases of reuse include a municipal tree nursery, wildlife habitat, and active recreation facilities.



A planned greenway trail extension will connect the Fulbright and Sac River Landfill sites,

Club-based Recreation

Pensacola, Florida: Fritz Field at The Beulah Landfill Site

At the 101-acre Beulah Landfill site, a local chapter of the Academy of Model Aeronautics works with site owner, Escambia County, to operate a model aeronautics park.

- Site facilities, which include a sheltered viewing and plane preparation area, and paved runways, are accessible seven days a week, from 7:30 am until dusk.
- The County and the AMA chapter have collaborated on the development and long-term maintenance of the park. The County paved a runway for model aircraft on top of the landfill cap, and the AMA chapter mows the grass and ensures that the site is secure when not in use.
- This innovative reuse strategy has provided valuable benefits to EPA as well - AMA members' frequent visits to the site and regular maintenance activities help to protect the site's remedy.
- Looking to the future, there may be opportunities for additional, compatible land uses at the site. Local astronomers have expressed interest in establishing an on-site observatory, and model boats may soon speed across an on-site stormwater pond.



Frequent flying competitions at the site are helping to generate revenues for the local economy.



Paved runways provide an ideal surface for take-off and landing, while helping to protect the surface of the landfill cap.

Resources

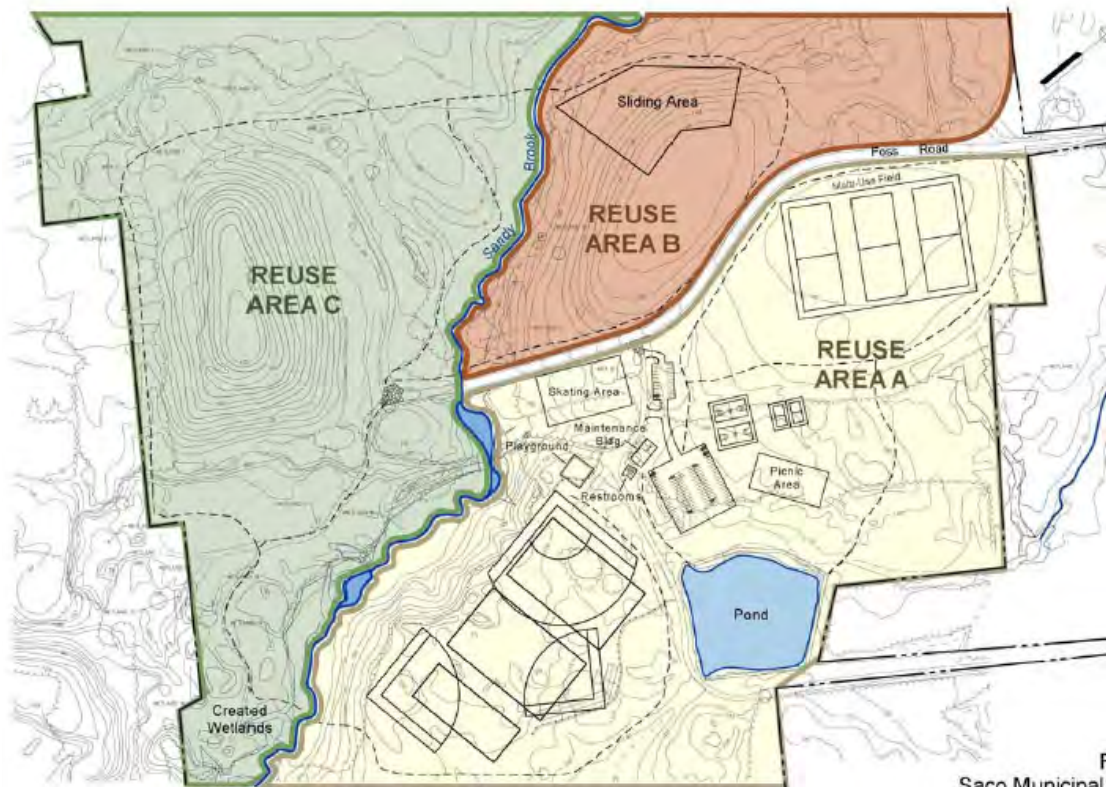
- Beulah Landfill Superfund Site Reuse Fact Sheet (www.epa.gov/Region4/waste/reuse/fl/nplfn/BeulahLandfill.pdf).

Multi-Phase Recreational Reuse

Saco ME: Saco Municipal Landfill Superfund Site

In Saco, Maine, the City's Parks Department has worked with EPA New England to transform a city-owned landfill into a mixed use recreation complex that includes sports fields, walking trails, wildlife viewing habitat, a fishing pond, and a sledding hill. The site is located on an 80-acre parcel with four distinct landfill areas. The city's reuse strategy involved working with EPA to tailor different types of recreational uses to the site based on contamination and remedy components.

- In 2007, six sports fields, and a fishing pond were completed and opened to the public on western portions of Reuse Area A. These elements of the plan are sited on areas of the former landfill with limited contamination.
- An addition to the sports complex was completed in 2008 on capped portions of the landfill located in the northern half of Reuse Area A.
- Passive recreation areas for wildlife viewing, a nature study area, and a sledding hill are planned for the future in Reuse Areas B and C, where site contaminants limit more intensive, active recreational uses.



Resources

- Saco Municipal Landfill Site Reuse Profile (www.sacomaine.org/archives/sitereuse.pdf).

The Saco Municipal Landfill reuse plan has been implemented in multiple phases. Existing uses include sports fields in Reuse Area A shown above. Passive uses are planned for areas B and C.

River Restoration and Community Park

West Chicago, Illinois: the Kerr-McGee Superfund Sites

In West Chicago, Illinois the Kerr-McGee Reed Keppler Park (RKP) site and Sewage Treatment Plant (STP) site, formerly contaminated with radioactive thorium wastes, are now remediated for unrestricted use and have become integral community assets.

- As part of cleanup at the STP site, portions of the DuPage River were restored. In partnership with the Forest Preserve District of DuPage County, in-stream structures and habitat complexes disturbed by the cleanup process were mitigated and restored to improve the quantity and diversity of habitats. Affected stream banks were properly sloped and reinforced where necessary to prevent the river from scouring and undercutting the banks. Impacted floodplain and upland areas were revegetated where needed and native vegetation was used when and where possible.
- Cleanup at the RKP site resulted in the rededication of the Park as a community amenity with new sports fields, playgrounds, and aquatic center and other recreational activities. The Park's amenities attract an impressive amount of activity each year. The annual, "Railroad Days" festival attracts 10,000-12,000 people alone. Gary Major, the current Director of the Park District, describes Reed Keppler Park as, "*THE* community park in West Chicago."



The Illinois Prairie Path, a 62-mile multi-use nature trail, runs behind the sports fields at Reed Keppler Park.



Restoration activities for the River OU of the Sewage Treatment Plant included creating crenulated shoreline habitats along the streambanks. The ecological health and recreational use of the river has greatly increased as a result of cleanup and restoration activities. Source: Wills Burke Kelsey Associates (top left); EPA (others)

Resources

- Forest Preserve District of DuPage County (www.dupageforest.com/).
- West Chicago Park District - Reed Keppler Park (www.we-goparks.org/reed-keppler-park.asp)

Fee-Based Sports

Hammond, Indiana: Lost Marsh Golf Course

The City of Hammond, Indiana has remediated and redeveloped a 97-acre former steel mill slag dump as a golfing complex, featuring an 18-hole course, driving range, wetlands, trails, and a wildlife viewing area.

- The slag dump cleanup plan integrated slag and wastewater lagoon sludge as fill materials throughout the site – with clean soil and turf materials as a cover. By capping the fill materials in place, the city created unique course features and reduced off-site disposal costs.
- The project was financed through a combination of state and federal Brownfield cleanup grants, and local funds. Hammond City Council financed the golf course development through a \$4.9 million municipal bond, using tax increment financing.



The Lost Marsh golf course is constructed over a remediated steel mill slag disposal area.

Return to Use Initiative 2004 Demonstration Project

Fulbright Landfill: Springfield, Missouri

THE SITE: The Fulbright Landfill Superfund Site consists of two landfills that are approximately one mile apart: the 98-acre Fulbright Landfill and the 114-acre Sac River Landfill. The landfills accepted industrial and domestic wastes in the City of Springfield, Missouri, from 1962 to 1974. The Fulbright Landfill was listed on the National Priorities List (NPL) in 1983. Both the Fulbright Landfill and the Sac River Landfill were listed on the Missouri registry of hazardous waste sites in 1984. Cleanup activities at the site addressed volatile organic compounds, heavy metals, and cyanide contamination in ground water at the site. All construction at the site is complete and ground water monitoring continues to show that the plume is contained on site. Since their closings, the Fulbright Landfill and the Sac River Landfill have remained vacant parcels in the flood plains of the Little Sac and South Dry Sac Rivers.

THE OPPORTUNITY: The site's location on the Little Sac and South Dry Sac Rivers makes it ideal for recreational reuse. In fact, the City of Springfield and Ozark Greenways Inc., a non-profit group, in conjunction with the Springfield Green County Parks Department, are currently implementing a plan for a South Dry Sac Greenway that would place a trail along a 12-mile stretch of the Little Sac and Dry Sac Rivers.

THE BARRIERS: The Fulbright Landfill Superfund Site property has been vacant for 35 years. During this time, the shoreline of the South Dry Sac River has eroded, exposing small amounts of landfill debris. The City of Springfield needed to carry out shoreline restoration work and soil sampling before the property could be used for recreation. Institutional controls (ICs) currently restrict future use of the property and stakeholders have requested assurance that the site is ready for recreational reuse.

THE SOLUTION: Reuse of the Fulbright Landfill Superfund Site will require cooperation among a large group of stakeholders, including EPA, the City of Springfield, and the Missouri Department of Natural Resources. Under the Return to Use Initiative, these stakeholders have committed to devising a plan for carrying out the necessary steps to protect the existing remedy and prepare the site for reuse. ICs currently restrict future use; however, EPA and the City of Springfield have agreed to work together to implement new restrictions that allow for the safe future use of the property. EPA supported an enhanced stakeholder process to determine



Barriers:

Institutional controls impeding reuse; Superfund site stigma

Solution:

EPA, MDNR, and local officials work together to create a plan to take the necessary steps to reuse the site; enhanced stakeholder process; future RfR determination



Before:

Cleaned up landfills ready for reuse; 212 acres of available property

After:

Planned recreation area

what specific types of future uses might be compatible with the site's remedy. As part of this process, EPA and the City of Springfield explored reuse options as well as innovative techniques to protect the site's existing remedy. EPA has completed the third Five-Year Review for the site, which allowed the Agency to assess any additional obstacles to reuse. The City of Springfield completed shoreline restoration work and provided soil sampling data to EPA to confirm that the site's soils do not pose health risks to recreational users and to determine the soil's suitability for future plantings at the site. During the Five-Year Review process, EPA investigated the remedy, the types of reuses the remedy can support, and the steps necessary for the remedy to remain protective and allow for reuse at the site. It is anticipated that EPA will issue a Ready for Reuse (RfR) Determination, which is a technical determination that the site is ready for a specified type of reuse.

FUTURE REUSE: The Sac River and Fulbright Landfill Stakeholder Committee held multiple meetings in 2004 and 2005 to consider potential future uses for the site. The Committee developed a potential reuse plan for the site that includes the development of a municipal tree nursery, construction of sports fields and a model airplane flying zone, environmental education demonstration projects, and the incorporation of the former landfills into the planned South Dry Sac River greenway. The initial draft of the RfR Determination has been completed, and is awaiting implementation of appropriate and effective ICs at the site before completion. With the community's reuse plan, the new ICs, and an RfR Determination in place, the Fulbright Landfill Superfund site will be ready for recreational reuse activities.

FOR MORE INFORMATION, CONTACT: Tonya Howell, Region 7 Superfund Redevelopment Coordinator, at (913) 551-7589 or howell.tonya@epa.gov.



View of the central area of the Fulbright Landfill, looking southeast. Potential future uses identified by the Stakeholder Committee include passive recreational uses such as walking and equestrian trails, picnic areas, and interpretive focal points.

Attachment E. Working Session Summary Memo and Recommendations



MEMORANDUM

Date: November 10, 2010

To: LDCA Site Reuse Assessment Meeting Participants

cc: Josh Barber, Remedial Project Manager (RPM), EPA Region 3
Carrie Deitzel, Community Involvement Coordinator (CIC), EPA Region 3
Kristine Matzko, Reuse Coordinator, EPA Region 3

From: Miranda Maupin, E² Inc.
Alisa Hefner, E² Inc.
Sarah Malpass, E² Inc.

Re: Summary of November 3 LDCA Site Reuse Assessment Meeting

Introduction

On November 3, 2010, EPA Region 3 hosted a meeting for E² Inc. to share the Lower Darby Creek Area Superfund Site (LDCA Site) draft reuse assessment findings with local jurisdictions and organizations. The reuse assessment presentation included draft reuse goals and potential future uses for the LDCA Site based on a series of stakeholder interviews and land use analysis. In addition, a proposal for forming an advisory group for the LDCA Site was presented for discussion. This memo summarizes input from the meeting participants regarding the reuse goals, potential future uses, other considerations and recommendations regarding the formation of an advisory group. A list of participants and the presentation are attached for reference.

Reuse Goals

Participants confirmed the draft set of reuse goals for the LDCA Site that was generated based on stakeholder interviews and document review. In addition, participants recommended adding an additional goal to ensure that the future use be compatible with adjacent land use and the surrounding neighborhood. The final reuse goals include:

- Ensure safe and appropriate access to the remediated Site
- Promote watershed health and restoration
- Increase open space and recreational access
- Improve drainage and storm water management
- Promote local economic development
- Ensure compatibility with surrounding neighborhoods
- Provide opportunities for environmental education
- Transform the Site into both a local amenity and a regional asset

These reuse goals may be achieved in different manners for each of the landfills that make up the LDCA site. There are unique aspects for both landfills that will be taken into consideration moving forward in the reuse assessment process. These goals can be revised in the future, if necessary, to better accommodate and characterize reuse potential for the LDCA site.

Potential Future Uses

Participants confirmed the draft set of potential future uses and offered additional considerations summarized in the next section. In addition, several participants expressed interest in the potential of integrating green remediation features into the future use of the Site. The set of potential future uses discussed for the LDCA Site includes:

- Recreation and Habitat including trails and greenways, wildlife viewing, boating access to creeks, habitat restoration, and environmental and cultural heritage education
- Commercial/Industrial Development including jobs for local residents and an increased tax base in targeted areas of Clearview

Additional Considerations

Participants discussed a number of additional considerations that are noted below for reference:

- Despite the unique ownership status of each landfill and the range of jurisdictional and organizational interests, a number of participants stressed the need to look at the future use of the LDCA Site and surrounding area comprehensively with coordinated discussion among interested stakeholders.
- Several participants stressed the need to evaluate appropriate and realistic future uses given the existing conditions and context of the LDCA Site.
- A number of participants agreed that further discussion and evaluation would be useful to explore whether a mix of uses, including economic development opportunities, could be accommodated at the Clearview Landfill.
- Several participants expressed interest in evaluating whether the remedial approach at Clearview Landfill could accommodate a trail and riparian zone along Darby Creek.
- Several participants re-iterated the importance of protecting the tidal wetland system and contributing watershed, as well as addressing flooding concerns near the Clearview Landfill, and noted that climate change may increase these challenges.
- EPA as well as a number of participants underscored the importance of including the Eastwick residents and surrounding communities from both Philadelphia and Delaware County in the reuse and remedial discussions throughout the process.

Advisory Group Formation and Next Steps

Participants agreed that forming an advisory group of adjacent jurisdictions, interested

organizations and community representatives would be beneficial in providing a forum for updates, discussion and coordination at key milestones regarding the potential reuse and the remedial process at the LDCA Site.

To document the outcomes of this initial phase of the reuse assessment, a summary document will be developed that provides a summary of the reuse goals, future use considerations, and formation of the advisory group. The document will be provided to the previously involved stakeholders for review. Once finalized, the summary document will be available as a reference for future collaboration and outreach, including future LDCA site update meetings held with the community in early 2011.

As an additional next step, EPA Region 3 has offered to investigate funding options for additional reuse planning and plans to follow up with participants to coordinate the formation of an advisory group with the goal of reconvening in spring 2011.

Meeting Attendees

Josh Barber, Remedial Project Manager, EPA Region 3
Carrie Deitzel, Community Involvement Coordinator, EPA Region 3
Kristine Matzko, Reuse Coordinator, EPA Region 3
Sarah Malpass, Associate Planner, E² Inc.
Miranda Maupin, Manager, Community Planning and Design, E² Inc.

Kendall Banks, Safety Director, Risk Management, City of Philadelphia
Steve Beckley, Delaware County Planning Department
Ed Bothwell, Asset Planning and Construction Manager, DELCORA
Martine DeCamp, Planner, Development Planning Division, City of Philadelphia
Ray Delaney, Acting Chief, Environmental Engineering, Dept. of Public Health, City of Philadelphia
Josh Derrer, Drexel University
Tim Devaney, Darby Creek Valley Association, Ridley Park Boro
Steve Finn, Principal, Golder Associates, Inc.
Keith Freeman, Risk Management, City of Philadelphia
John Furth, Darby Creek Valley Association
Jan Haigis, Darby Creek Valley Association
John Haigis, Darby Creek Valley Association
Christine Hilditch, DELCORA
Karen Holm, Manager, Environmental Planning, Delaware County
Scott Maits, Darby Creek Valley Association
Lawrence Patterson, Darby Township Commissioner
Nick Rogers, Sustainable Transportation Associate, Clean Air Council
Jack Ryan, Township Manager, Darby Township
David Schreiber, Township Manager, Tinicum Township
Tim Sheehan, Pennsylvania Department of Environmental Protection
Gary Stolz, Refuge Manager, US Fish and Wildlife Service
Regina Young, Southwest Community Development Corporation
Kate Zaidan, Sustainable Transportation Coordinator, Clean Air Council

For additional information regarding the Lower Darby Creek Superfund Site, you may contact:

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